

**City of Milpitas
Economic Development Commission
Monday, April 14, 2008**

UNAPPROVED MINUTES

I. Flag Salute: Vice Chair Frank De Smidt led the Commission in the Pledge of Allegiance. Chair Dhaval Brahmbhatt then called the meeting to order at 6:04 p.m. and announced a quorum for the meeting.

II Roll Call: Commissioners Present: Chair Dhaval Brahmbhatt, Vice Chair Frank De Smidt, Vince Songcayawon, Ray Maglalang, Minh Nguyen, Don Peoples, Charlene Tsao and Barbara Santos

Council Liaison: Mayor Jose Esteves

Excused Absent: Tomo Nguyen and Zeya Mohsin

City Staff: Diana Whitecar Development Manager

III. Announcements:

Ms. Diana Whitecar announced that the City Clerk sends her thanks to the Commissioners for returning their Statement of Economic Interest Form 700 to her so promptly.

Chair Dhaval Brahmbhatt announced the annual event for the IEEE Nano-Technology Council on May 20th focusing on the future generation of semi-conductor technology with well known speakers from world-wide invited to speak. He will send the flyer to Ms. Whitecar for distribution to the Commission.

Mayor Jose Esteves announced the Commissioners' Recognition Brunch on April 19th and reminded everyone that they are invited to attend and can bring a guest.

Mayor Jose Esteves announced the 2nd Annual Milpitas Day at the A's Baseball and asked Ms. Whitecar to follow up on the event details including the date and time.

Mayor Jose Esteves announced that there may be a possibility of a Farmers Market at Walmart at McCarthy Ranch. He has spoken to a private resident that claims to be working with Walmart and have a signed contract. Brief discussion on this informational item.

Mayor Jose Esteves announced he needed to leave early and would excuse himself after the announcements to attend another meeting. He asked for questions from the Commission. Mayor Esteves left the meeting at approximately 6:35 p.m.

IV. Public Forum: Richard Ruth requested to speak on Item VII when it is presented.

V. Approval of Agenda: Motion to approve M/S Santos/Peoples. Motion passed unanimously to approve.

VI. Approval of Minutes: Approval for March 10, 2008 Minutes M/S Peoples /Maglalang. Motion passed unanimously to approve with abstention from Vince Songcayawon and Minh Nguyen

VII. Unfinished Business:

1. Housing Market Study – Ms. Whitecar introduced consultant Ms. Marian Wolfe of Veranza Wolfe & Associates, and the City's Principal Housing Planner Felix Reliford.

Ms. Marian Wolfe presented the Housing Market Study Report that included an analysis of executive-level housing and trends in the housing market. The presentation included discussion on the opportunity sites maps and why single-family homes with low density development are not being proposed. There was discussion on luxury housing and the need to look at our hillsides for future change to accommodate executive/luxury housing. There was also discussion on focusing luxury housing in the Midtown area and not look outside of that area to make the greatest impact on the economy and growth of the City.

Mr. Richard Ruth spoke on the need to further study executive housing needs and the positive impact on the community. He requested more information for a hillside opportunity zone. He would like to see the Hillside Ordinance changed to include executive housing and luxury homes.

On the completion of Ms. Wolfe's presentation, the consensus of the Commission was to have this item continued to the next meeting in May 2008 for further discussion. Items to discuss further are the hillside Ordinance and the process to change it. There was also a consensus to have more discussion on the opportunity sites and the future prospect of more low density, single family homes in Milpitas.

2. Parking Analysis Status/Whitecar: Ms. Whitecar reported that a publicly noticed meeting has been scheduled to include homeowner associations and neighborhood resident in Milpitas. The meeting is on April 21st here at City Hall in the committee meeting conference room at 7:30 p.m. Other public meetings planned are for the religious institutions and commercial/business property owners.
3. Industrial Land Use Study Update/Whitecar: Ms. Whitecar stated that a presentation was made to the Planning Commission and they asked for additional information. No other information to report on this item at this time.

VIII. New Business

1. Election of Officers for 2008 – Nominations were opened for Chair and Vice Chair simultaneously. Dhaval Brahmhatt was voted unanimously for Chair and Frank DeSmidt was voted unanimously for Vice Chair.

2. EDC Membership Categories – Discussion the Hotel Category on revising the bylaws to reflect an additional category or changing the categories. One suggestion was to have an open category with that person attending the meetings, but not able to vote. Discussion also of expanding the description to include travel/hospitality industry, and also retail/business categories or making separate categories. Consensus by the Commission to continue this item until Ms. Whitecar can draft a letter for the mayor's review that would be sent out to possible general managers/candidates of the various local hotels to fill the Hotel category.

IX. Solar Energy – Discussion on the many components of solar energy and the ramifications of the solar industry for our residents and businesses. Solar panel manufacturers, installation, and the expiration of the installation rebate program were discussed. This item continued to the next meeting in order to gather more information how the City would declare itself a solar city. Our State legislators and other local groups and organizations that are knowledgeable regarding solar energy will be contacted by the Chair and also by Ms. Whitecar.

X. EDC Subcommittee Reports – No reports submitted.

The meeting adjourned at 8:09 P.M.

XI. Adjournment to May 12, 2008.

Respectfully Submitted,

Diana Whitecar
Economic Development Manager

Minutes prepared by Yolanda S. Lopez